

<b>Recommendation for Board Action</b>				
Austin Housing Finance Corporation	<b>Item ID</b>	75189	<b>Agenda Number</b>	10.
<b>Meeting Date:</b>	9/28/2017		<b>Department:</b>	Neighborhood Housing and Community Development
Subject				
<p>Authorize negotiation and execution of 12-month contracts with each of the following seven non-profit agencies: AMERICAN YOUTHWORKS, AUSTIN AREA URBAN LEAGUE, INC., AUSTIN HABITAT FOR HUMANITY, INC., EASTER SEALS-CENTRAL TEXAS, INC., INTERFAITH ACTION OF CENTRAL TEXAS, MEALS ON WHEELS AND MORE, INC., and REBUILDING AUSTIN TOGETHER for repair of homes eligible through the G.O. Repair! program for a combined total amount not to exceed \$2,500,000.</p>				
Amount and Source of Funding				
Funding is available in the Fiscal Year 2017-2018 Capital Budget of the Austin Housing Finance Corporation.				
Fiscal Note				
A fiscal note is attached.				
<b>Purchasing Language:</b>				
<b>Prior Council Action:</b>	September 22, 2016 – Council approved 12-months contracts to expire September 30, 2017			
<b>For More Information:</b>	Contact Rosie Truelove, Treasurer, Austin Housing Finance Corporation, 512-974-3064; or Fernando Hernandez-Garza, Neighborhood Development Program Manager, Neighborhood Housing and Community Development, 512-974-3114.			
<b>Boards and Commission Action:</b>	September 28, 2017 - Austin Housing Finance Corporation Board appropriated \$2,000,000 in Affordable Housing General Obligation Bond funds for fiscal year 2017-2018 for the G.O. Repair! Program. The other \$500,000 is coming from unspent funds from previous fiscal years.			
<b>MBE / WBE:</b>				
<b>Related Items:</b>				
Additional Backup Information				

If approved, the Austin Housing Finance Corporation (AHFC) will contract with American Youthworks, Austin Area Urban League, Austin Habitat For Humanity, Inc., Easter Seals–Central Texas, Inc., Interfaith Action Of Central Texas, Inc., Meals On Wheels and More, Inc., and Rebuilding Austin Together to provide home repair services through the General Obligation (G.O.) Repair! program. The contract period is expected to begin October 1, 2017, and end September 30, 2018. AHFC will have the option to extend the contract for 120 days through January 27, 2019, if necessary. The agencies expect to serve approximately 140 households for the contract period.

The G.O. Repair! program began in 2010. Since 2014, the program has been funded by the issuance of \$65 million in affordable housing general obligation bonds approved by voters on November 5, 2013. \$8.5 million in G.O. Bond funds is available for the 2017-2018 fiscal year of which \$2 million is for the G.O. Repair! Program.

The purpose of the G.O. Repair! program is to address substandard housing conditions of low and moderate income homeowners residing within the corporate city limits of the City of Austin. The program provides financial assistance to make repairs that will eliminate health and safety hazards and/or provide improved accessibility. The program provides up to \$15,000 of assistance per home per fiscal year.

The program contracts with non-profit organizations to assist homeowners with electrical, plumbing, mechanical, exterior siding, window, door, drywall, roofing, and flooring repairs. Moreover, repairs that make the property as safe and healthy as possible for all potential occupants are eligible. There are twenty-nine primary housing hazards identified in the Healthy Home Rating System that homes should be assessed for and that can be addressed through the program.

The program will assist households with a total household income at or below 80% of the Area Median Family Income. Each homeowner receiving assistance through this program must occupy the home and must be the owner's homestead.

AHFC issued the \$2.5 million G.O. Repair! Notice of Funding Ability (NOFA) on August 7, 2017. A pre-submittal meeting was held on August 14, 2017, and applications were due on August 24, 2017. Eight non-profit agencies submitted applications for the NOFA and were evaluated. Seven non-profit agencies met the requirements to be accepted to the program.

#### Award Methodology:

The available funds will be distributed to the seven agencies consistently based on the percentage of their funding request as a proportion of the total funding request applied to the \$2.5M available. For example, American Youthworks requested \$72,000, which was approximately 1.82% of the total funding request for all qualified firms. The 1.82 percent of the \$2,500,000 available is equal to \$45,500.

American Youthworks	\$45,500
Austin Area Urban League, Inc.	\$189,500
Austin Habitat for Humanity, Inc.	\$238,750
Easter Seals - Central Texas, Inc.	\$681,750
Interfaith Action of Central Texas	\$306,750

	Meals on Wheels and More, Inc.	\$946,750	
	Rebuilding Together Austin	\$91,000	
		<b>\$2,500,000</b>	
<p>This activity is consistent with the Fiscal Years 2014-2019 Consolidated Plan and the Fiscal Year 2017-2018 Action Plan as identified under the Homeowner Assistance Programs.</p>			